
This public meeting will be held using the Zoom meeting platform.
Please click the link to join the meeting: <https://bainbridgewa.zoom.us/j/92833530039>
Or iPhone one-tap : US: +12532158782,,93138375561# or +16699009128,,93138375561#
Or Telephone: +1 253 215 8782 or +1 669 900 9128 or +1 346 248 7799
or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656
Webinar ID: 928 3353 0039

AGENDA

2:00 PM Call to Order/Attendance/Conflict Disclosure

- Introductions
- Approval of Agenda for March 3, 2022
- Approval of Meeting Minutes from February 3, 2022
- Call for Public Comment

2:10 PM Discussion of 487 Winslow Way (*Charles Wenzlau / Kortum / Cliver*)

The City has received a Local Register nomination for the house located at 487 Winslow Way. Staff is preparing a report with Findings of Fact for presentation to the Commission at the April meeting. The Commission may not discuss or evaluate the nomination request / application until the nomination request is before the Commission and required public notice of the application is published in the newspaper.

Charles Wenzlau has submitted proposed renovation drawings (Attachment A). At this month's meeting, the Commission may discuss, for example, what work may be performed that is consistent with the property's historic character so as to not foreclose the prospect of adding the property to the Local Register. The Commission may not vote or make a decision or otherwise attempt to achieve a consensus on whether the property qualifies for listing on the Local Register or is Register-eligible.

2:30 PM Presentation and discussion of tax advantages for Local Register listing (*Romann*)

2:45 PM Committee Updates

- Identifying Register-eligible Properties (*Chandler, Kortum*)
 - Heritage Trees (*Chandler*)
 - Other historic properties (*Kortum*)

For special accommodations, please contact Planning & Community
Development 206-780-3750 or at pcd@bainbridgewa.gov

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- Public Education / Public Outreach (*Moreno*)
 - Suyematsu Farm (*Hughes, with Chandler, Kortum as applicable*)
 - Access
 - Communications with Friends of the Farms
 - Update on letters to Blaire King
 - Vashon Historic Farm
 - Contacts with historic preservation engineers / architects

3:30 PM Old Business

- Addition of historic layer to City's GIS (*Tayara*)
Requested at January 2022 meeting - Query pending with IT Department
- Obtaining report of all building constructed prior to a certain date (*Tayara*)
Requested at January 2022 meeting - Query pending with IT Department
- The Suyematsu Farm access policy is updated to reflect the change requiring authorization of the HPC chair prior to submitting a request to visit non-public access areas (*Attachment B – highlighted text*).
- Status of Commissioner vacancy (*Tayara*)
- Status of Blakely certificate for Jim McNett (*Tayara*)

3:40 PM New Business

3:50 PM Action Items (*Hughes*)

4:00 PM Adjourn

Call to Order (Attendance, Agenda, Ethics)
Approval of Meeting Minutes from January 6, 2022
Call for Public Comment
Committee Updates
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

The meeting was called to order at 2:06 PM. Commissioners in attendance were Judy Romann, Eric Kortum, Christopher Moreno, Rick Chandler, Blaine Cliver and Susan Hughes.

City Staff present were Interim Planning Director Mark Hofman, Senior Planner Kelly Tayara and Administrative Specialist Maria Dozeman, who prepared minutes. Administrative Specialist Renee Argetsinger was also in attendance.

The agenda was reviewed and approved.

Review and Approve Minutes

Motion: I move to approve the January 6, 2022, minutes as written
Passed Unanimously

Call for Public Comment

No public comment

2022 Draft Work Plan Discussion (*Hughes*)

See Attachment A

Committee Updates

- Identifying Register-eligible Properties (*Chandler, Kortum*)
- Public Education (*Moreno*)
- Suyematsu Farm (*Chandler, Hughes, Kortum*)

Old Business

- Process for accessing Suyematsu Farm (*Hughes*)
See Attachment B for access request procedure
- One application for the HPC vacancy was received from a former HPC Commissioner, and the Executive Department is in the process of scheduling an interview
- Certificate for Jim McNett (*Hughes*)

New Business

- Jane Rasely and Maria Dozeman no longer provide administrative support for the HPC; please do not send correspondence to Jane or Maria. Renee Argetsinger now provides administrative support, and can be reached at rargetsinger@bainbridgewa.gov or 206.780.3702
- Heritage Tree article (*Chandler*)
- City video projects (*Hughes*)
- Discuss correspondence between Commissioner Kortum and Charles Wenzlau about 487 Winslow Way (*Kortum*)

Adjourn

Meeting adjourned by motion at 4:28 PM, Hughes/Romann

Unanimously approved



PROJECT LOCATION

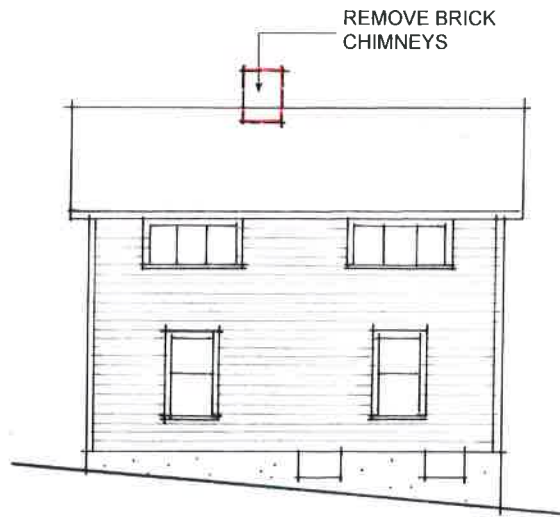
AERIAL VIEW

PROPOSED RENOVATION @ 487 WINSLOW WAY

BAINBRIDGE ISLAND, WA

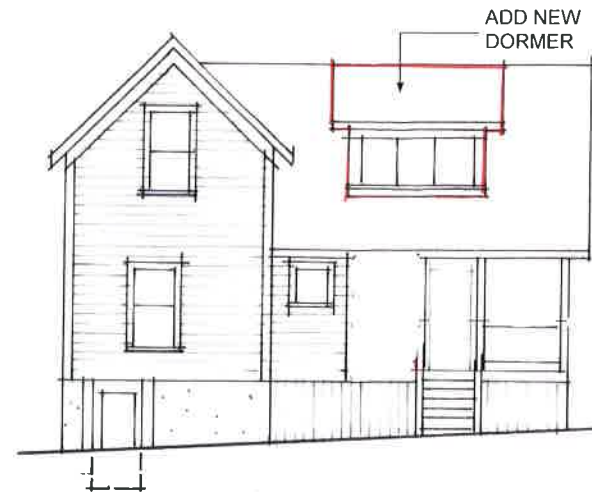
01/15/22

NOT TO SCALE



REMOVE BRICK
CHIMNEYS

WEST ELEVATION (FACING LOVELL AVE SW)

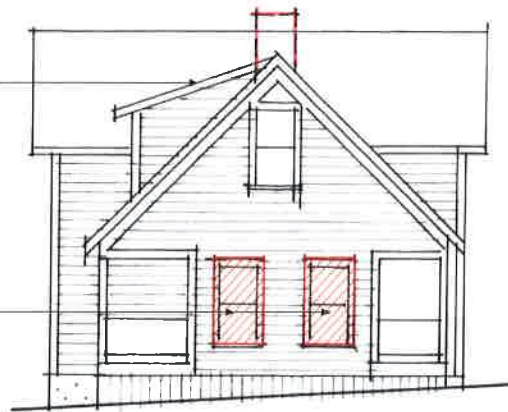


ADD NEW
DORMER

SOUTH ELEVATION (FACING SIDE YARD)

ROOF TO METAL ROOFING
CLOSEST TO MATCH EXISTING
COLOR

ADD (2) NEW WIN.
TO MATCH EXISTING



EAST ELEVATION (FACING SIDEYARD)



NORTH ELEVATION (FACING WINSLOW WAY)

ELEVATIONS

PROPOSED RENOVATION @ 487 WINSLOW WAY
BAINBRIDGE ISLAND, WA

01/15/22

SCALE 1/8" = 1'-0"



WENZLAU ARCHITECTS



SITE PHOTOS

PROPOSED RENOVATION @ 487 WINSLOW WAY
BAINBRIDGE ISLAND, WA

01/15/22

NOT TO SCALE



SITE PHOTOS

PROPOSED RENOVATION @ 487 WINSLOW WAY
BAINBRIDGE ISLAND, WA

01/15/22

NOT TO SCALE



Suyematsu-Bentryn Farm Access Policy: Express written permission of Friends of the Farms (FotF) is required to enter the property unless you are visiting a public access area identified below.

Public Access Areas: Areas where FotF written permission is not needed:

- Areas designated for special events when they occur, such as the Pumpkin Patch, U-pick raspberries, and to shop at the seasonal farmstand when open for business
- The gravel road marked as access to Bainbridge Vineyards Winery

Restricted Areas: Express written permission of Friends of the Farms (FotF) is required

- Unless the area is a designated public access areas for special events or written permission from FotF is received, access is NOT permitted to: Roads, driveways, paths, buildings, offices, any structures or equipment, the Historic Area, private properties, parcels subleased by farmers; farm service areas, or fields.

To request access to restricted areas:

- Submit the request to the Historic Preservation Commission Chair for approval. Once approved, follow the steps below.
- Submit a request to info@friendsofthefarms.org 14 days before your planned visit. FotF will respond within seven days of receiving your request. A liability waiver and / or day-use fee may also be required.

Include the following information in your request:

- ☐ The date of the visit
 - ☐ The purpose of the visit and the area(s) of the visit
 - ☐ How many people will be present
 - ☐ Whether the visit is part of an educational or community-based public service organization
 - ☐ If requesting permission to cross onto a portion of a property subleased by a farmer, provide the express written consent of the farmer (FotF will provide you with the farmers' contact information).
 - ☐ If the visit is for commercial purposes: Identify the commercial activity involved, provide proof of insurance and necessary licensing
- To request access to historic buildings:
 - ☐ Copy City Building Official Blake Holmes bholmes@bainbridgewa.gov on the request sent to FotF. A City staff member must accompany anyone entering historic buildings.

While there are many opportunities for the public to visit and enjoy this farm, access is restricted to ensure public safety, avoid disruptions to the farmers' work, and to protect property, equipment, and crops from damage. This includes access by foot, vehicle, and air (e.g. drones).

Historic Preservation Commission Roster

(Updated 02/22/22)



<p>Eric Kortum, Position 1</p> <p>Phone: 206-842-1629</p> <p>City Email: eric.kortum@cobicommittee.email</p> <p>Term Expires: June 30, 2023</p>	<p>Vacant, Position 2</p> <p>Phone:</p> <p>City Email:</p> <p>Term Expires: June 30, 2023</p>
<p>Blaine Cliver, Position 3</p> <p>Phone: 206-451-4050</p> <p>City Email: rick.chandler@cobicommittee.email</p> <p>Term Expires: June 30, 2024</p>	<p>Judy Romann, Position 4</p> <p>Phone: 510-719-1175</p> <p>City Email: judy.romann@cobicommittee.email</p> <p>Term Expires: June 30, 2024</p>
<p>Christopher Moreno, Position 5</p> <p>Phone: 425-306-0967</p> <p>City Email: Chirstopher.moreno@cobicommittee.email</p> <p>Term Expires: June 30, 2022</p>	<p>Rick Chandler, Position 6</p> <p>Phone: 541-790-9366</p> <p>City Email: rick.chandler@cobicommittee.email</p> <p>Term Expires: June 30, 2022</p>
<p>Susan Hughes, Position 7</p> <p>Phone: 206-780-1671</p> <p>City Email: susan.hughes@cobicommittee.email</p> <p>Term Expires: June 30, 2022</p>	<p>Administrative Support Renee Argetsinger, Admin Specialist III</p> <p>Phone: 206-780-3702</p> <p>Email: rargetsinger@bainbridgewa.gov</p>
<p>City Council Liaison Clarence Moriwaki</p> <p>Phone: 206-491-6131 cmoriwaki@bainbridgewa.gov</p>	<p>Staff Contact Kelly Tayara, Senior Planner</p> <p>Phone: 206-780-3767 Email: ktayara@bainbridgewa.gov</p>